



Property Location

An immaculate 3-bedroom terraced property close to the centre on Yeovil. Within walking distance of local shops, restaurants a cinema and other amenities. Close to Yeovil district hospital. Nearby train links to Dorchester and Bristol.

110 Goldcroft, Yeovil, BA21 4DE

Approximate Gross Internal Area = 107.2 sq m / 1154 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1243781)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Goldcroft, Yeovil

Offers In Region Of £230,000

Martin & Co Yeovil

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<http://www.martinco.com>



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BA21 4DE

Key features:

- Recently Refurbished
- Close to Town Centre
- Excellent Condition Throughout
- Gas Central Heating
- Close To Local Amenities
- Ground Floor W/C
- Double Glazing
- No Forward Chain
- Private Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



Why you'll like it

A stunning Edwardian three-bedroom terraced property in immaculate condition. Featuring a modern kitchen and family bathroom, two reception rooms and two double bedrooms on the first floor plus 2nd floor attic room. This property is presented in immaculate condition and is a 'blank canvas' ready to be made into a great family home. Early viewing is advised to appreciate this excellent property.

ENTRANCE HALL: Entering the property you step into a small porch before continuing through to a long hallway providing access to both reception rooms and the stairs that rise to the first floor ahead. The house features period-style wooden flooring in most areas throughout.

LIVING ROOM 11' 5" x 10' 5" (3.5m x 3.2m) The living room features a centrally positioned fireplace with a tasteful wooden mantelpiece and double-glazed bay windows to the front of the property. This room is freshly painted and has wooden flooring. Two radiators.

DINING ROOM 12' 1" x 9' 2" (3.7m x 2.8m) This spacious dining room or second reception room benefits from a centrally positioned fireplace and a large under staircase storage space. Neutrally decorated walls and wooden flooring. Double glazed window to rear of the property. One radiator.

KITCHEN 10' 5" x 8' 6" (3.2m x 2.6m) This recently refurbished modern kitchen is well proportioned and bright. The kitchen features ample drawers and cabinets for storage. There is a built-in electric oven, gas hob and overhead vent as well as wooden work surfaces and splash guards. The walls and cabinets are neutral and the floor is stone tiled. The room is light and bright due to the large double-glazed window and ceiling spotlights. Newly installed boiler. One radiator.

UTILITY ROOM 5' 6" x 5' 6" (1.7m x 1.7m) A generous utility room adjacent to the kitchen providing space for a washing machine and fridge freezer. The utility is neutrally decorated with dark stone tiles. Additionally, there is a downstairs cloakroom featuring a white w/c and basin with fitted cabinet. Heated towel rail. Neutral walls and double-glazed window.

BATHROOM 10' 5" x 7' 2" (3.2m x 2.2m) Recently installed bathroom suite including marble effect bathtub/shower and white w/c and basin. Textured double glazed window and ceiling spotlights create a bright and airy feel to this great size family bathroom. Neutral walls and grey wood vinyl flooring. One radiator.

MASTER BEDROOM 10' 5" x 15' 5" (3.2m x 4.7m) Spacious double bedroom featuring an exposed brick fireplace. Two double glazed windows to the front of the property giving plenty of light. Wooden flooring with freshly painted neutral walls. One radiator.

BEDROOM TWO 12' 1" x 9' 2" (3.7m x 2.8m) Double bedroom with wooden floors and neutral walls. This bedroom has a centrally positioned fireplace. Double glazed window and one radiator.

LOFT ROOM 14' 5" x 14' 1" (4.4m x 4.3m) The second floor of this property is incredibly versatile and could potentially be utilised as a third bedroom, office space or additional reception room. A dual aspect room boasting ceiling spotlights, two large storage cupboards and a small loft space above. Double glazed Velux windows. Neutrally decorated walls with wooden flooring. One radiator.

OUTSIDE: To the rear of the property is a long enclosed private garden which consists of patio, decking and lawn areas. The garden also has a rainwater tank and external tap. This property has on street parking for residents only via a permit system or a two hour stay for visitors.

